



Board of Zoning Appeals

2012 Annual Report

Note from the Chair

Please find attached, the Board of Zoning Appeals 2012 Annual Report.

During 2012, applications for variances to the Zoning Ordinance have been significantly reduced in comparison to previous years. Three applications were filed for consideration by the BZA, all of which were approved. There were no appeals of decision by the Zoning Administrator.

Two members were appointed to the BZA during 2011 to complete the terms of members that resigned. Both are commended for their diligent effort and willingness to serve. Also, during 2012, Ms. Barbara Moody resigned and that position remains open. We understand that the Board of Supervisors continues to search for a candidate to recommend for appointment by the Judge of the Circuit Court. The Zoning Ordinance requires three affirmative votes for approval of variances and appeals of the Zoning Administrator.

At the present time, the BZA is not aware of any recurring issues with the Zoning Ordinance that require the Board of Supervisors review for possible change.

I would like to thank my associates on the BZA as well as the members of the County staff for their support and dedication in behalf of the citizens of James City County. It has been a privilege to serve as the Chair in 2012

Marvin Rhodes, Chairman

James City County Board of Zoning Appeals

2012 Board of Zoning Appeals Members

Marvin Rhodes – Chairman

David Otey, Jr.

Ron Campana, Jr.

Stephen Rodgers



Zoning Division Staff

Jason Purse, AICP, Zoning Administrator

Christy Parrish, CZA, Proffer Administrator

John Rogerson, CZA, Senior Zoning Officer

Terry Costello, CZA, Zoning Officer

** Virginia Certified BZA Member

AICP – American Institute of Certified Planners

CZA – Certified Zoning Administrator

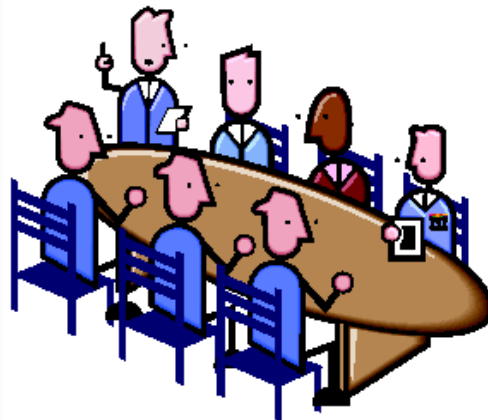
Introduction

The James City County's Board of Zoning Appeals (BZA) is a five-member, quasi-judicial body appointed by the local circuit court to serve five-year terms. Any community adopting a zoning ordinance must also establish an appeals board for review of circumstances where landowners may be unjustly burdened by the zoning ordinance.

The Board conducts public hearings to consider requests for variances to the County's Zoning Ordinance, as well as appeals of decisions made by the Zoning Administrator. The Board must find that the strict application of the Zoning Ordinance would produce undue hardship to grant a variance, and may impose conditions regarding issues such as the location, character and other features of a proposed structure when granting a variance. Any decision made by the Board may be appealed to the James City County Circuit Court within thirty days.

Meetings

The James City County BZA is scheduled the first Thursday of every month at 7 p.m. in Building F at the James City County Government Complex. However, due to the low volume of appeals submitted, the BZA met twice during 2012.



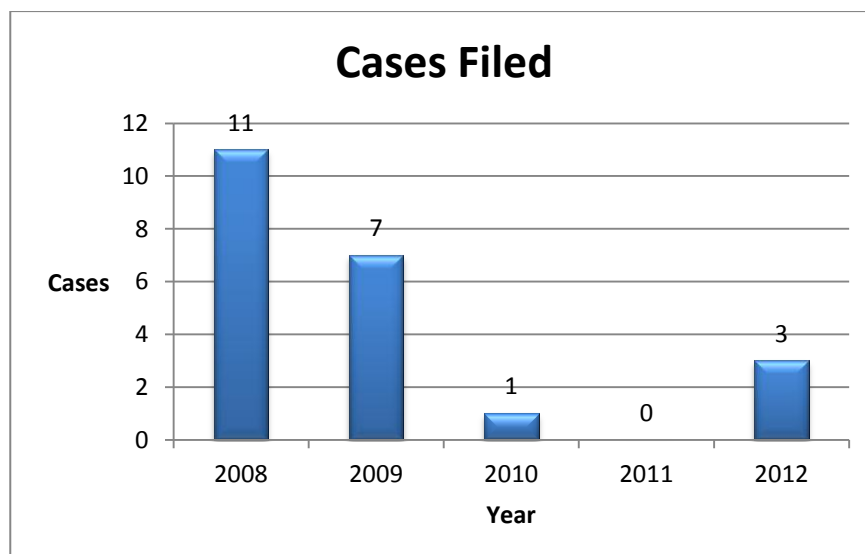
Variances

Three application variances were received in 2012. One was for an administrative variance and two applications went before the BZA. All three applications were approved. They are as follows:

ZA-0001-2012, 10100 Sycamore Landing Road – This was an application for a variance to Section 24-215, Setback Requirements, to reduce the required front yard setback from 50 feet to 35 feet, and a variance to Section 24-216, Minimum Lot Width and Frontage, to reduce the required minimum lot width from 150 feet to 130 feet. This application was approved by the BZA on June 7, 2012.

ZA-0002-2012, 8428 Croaker Road – This was an application for a variance to Section 24-215, Setback Requirements, to reduce the required front yard setback from 75 feet from the center of the right-of way to 50 feet. This application was approved by the BZA on June 7, 2012.

ZA-0004-2012, 4704 Captain John Smith – This was an application for an administrative variance of 1.3 feet to allow for the existence of the home in its present as-built location. This application was approved by the Zoning Administrator on September 6, 2012.





James City County Board of Zoning Appeals



(From left to right: Stephen Rodgers, Ron Campana, Jr. David Otey, Jr. Marvin Rhodes)

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